

**MINUTES OF THE PROCEEDINGS  
OF THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF JORDAN  
IN THE COUNTY OF SCOTT  
September 17, 2019**

Present: Joe Thill, Tanya Velishek, Amanda Schuh, Ron Jabs, Ray Sandey, Ryan Dahnert

Absent: Dr. Chuck Cook

Also Present: Tom Nikunen, City Administrator, Nathan Fuerst, Planner/Economic  
Development Specialist

1.0 CALL TO ORDER

Chair Ron Jabs called the meeting to order at 6:36 p.m.

2.0 ADOPT AGENDA

**Motion by Sandey, second by Velishek, to adopt agenda. Vote all ayes.  
Motion approved.**

3.0 APPROVAL OF MINUTES

A. August 20, 2019

**Motion by Thill, second by Dahnert, to approve the minutes of August 20,  
2019. Vote all ayes. Motion Approved.**

4.0 NEW BUSINESS

A. Franchise Discussion

City Administrator Nikunen presented the staff report. Nikunen shared that the interchange project would open up land on the north side of highway 169 to new development and some of the highway commercial land could allow for more development of restaurant franchises.

Dahnert stated that Caribou Coffee is building smaller footprint stores because they cost half the price. Dining rooms are getting smaller in all types of restaurants, but especially quick bite format franchises. App-based delivery services are proliferating which causes more demand for drive thru service. Dahnert stated that it is a very tough environment for franchises to do well in.

Dahnert also asked if the City was prepared for the backups that may happen as a result of the opening of Caribou. Fuerst responded that the restaurant has a double drive-thru and that they have maximized vehicle stacking through their site plan.

Chair Jabs asked what the ADT is on CR 9 leaving Jordan. Nikunen responded that it was included in the traffic study for 169, its roughly 9000. Jabs responded that it seemed like more, Sandey stated that the single lane roadway makes it seem much higher than it is.

Dahnert asked if there were currently any sites for franchises in the City. Fuerst responded that the prime locations have already been developed by McDonalds, Taco Bell, and now Caribou Coffee. Dahnert stated that Dairy Queen seems like a restaurant that would be prime for the City and knows franchisees that may be interested in developing in Jordan.

Nikunen stated that without the Clancy's site being available, it would be tough for more development in the Highway Commercial zone to occur. If the building were knocked down, the site would be 2 acres, but drainage is difficult.

Dahnert asked if it would be possible to have two fast food restaurants on that site.

Nikunen responded that the building would need to be demolished and the site completely regraded for that to occur. The Cancy's lot will not be sold to another sit-down restaurant unless the restaurant's owners intend to sell out.

The City is also looking into gas stations on available parcels. The Planning Commission recently discussed a zoning text change amendment to allow a towing use for Bobby and Steve's Autoworld.

Dahnert noted that if the Bobby and Steve's goes in, it would be nice to have pedestrian access to the Triangle Lane area.

Jabs noted that the highway commercial strip on Broadway St. N. south of I Got a Guy to could be redeveloped as retail.

Dahnert noted that he thinks positive momentum will continue in the City with the development of more housing.

## **B. Visioning for Industrial Land**

Nikunen presented the staff memo to the EDA.

Sandey, addressing Dahnert, asked how far his employees traveled to work RS - RD, How far do your employees have to drive? Dahnert responded that they drive an hour - because the factory is in a rural area. Also the proximity to Faribault and

other areas with a big manufacturing base gives the business access to a large pool of employees.

Dahnert noted that the city's focus seems to be on retail and commercial due to the options being limited for industrial land and development.

Nikunen noted that in terms of industrial land per capita, the City is only behind Shakopee in Scott County with about 27% of the land being used for industrial.

Dahnert noted that the City needs to share that information to tell a positive story about The City needs to share that story.

Nikunen shared that the City is actively looking at areas that future growth could generate more industrial land.

Sandey asked if a business were to come to town, where they could be located if they needed an industrial property with a large building.

Nikunen responded that there are not many available. The lot next to Minger may be available as an I-2 property with the right project.

Jabs asked whether quatmanns is being marketed. Nikunen responded that it is listed, and that it is partially commercial and industrial

Nikunen stated that the difficult thing is that a lot of what the City wants to do will only be possible once the interchange comes in. Another potential area is the land formerly planned for a gravel pit, owned by Hentges, to the north of the City.

Jabs noted that the City does not have much I-1 zoned land. That the Wastewater treatment plant represents a lot of land zoned I-1

Nikunen noted that another area could be the area could be near Timberline with a buffer of residential surrounding the existing housing development in Timberline.

Jabs asked Nikunen to explain the orderly annexation agreement that is in place. Nikunen stated that the land has to be petitioned by the landowner in order for annexation to take place.

Nikunen stated that there are not many places even on the future land use map that show industrial land. This is why the EDA was asked to consider this question.

Sandey asked about future land use guidance for the area south of the City near the Jordan Tap. Nikunen responded that the area is guided for low and medium density residential housing. There is a developer is looking to market the property for someone to buy and develop.

Fuerst asked what types of industrial land that the EDA members thought could work best for the City in the future. Dahnert responded that it is not necessarily what the City wants to see, but what types of developers approach the City with.

Jabs asked if the City could create a mapping resource that would allow developers to find parcels to develop. Nikunen stated that staff can create bigger maps and have a sit down and visioning session at a later meeting.

Dahnert stated that on the map, the topography does not necessarily stand out. this is another consideration for industrial land. Jabs responded that a map with geographical features and parcels may help to solidify ideas.

Dahnert stated that from the standpoint of available land, the land to the south seems to be more wide open. Nikunen stated that the land in that area is guided mostly for housing, but the city could look into carving some of that land out for industrial.

## 5.0 OLD BUSINESS

### A. Hotel Discussion

Nikunen stated that the City rescinded the Memorandum of Understanding with the previous hotel developers and has began marketing the properties with other interested parties. The City has received several phone calls regarding letters recently sent out. staff is actively reaching out to more people.

Nikunen stated that one thing that stood out, was that the City Council was very apprehensive to give land away and to also provide abatement.

Dahnert stated that this could be like the franchises where it is difficult due to the requirements. As a high priority, the EDA should seek to create agreement in how to proceed regarding abatement in a joint meeting with the City Council.

Schuh asked that if the hotels going up in Shakopee will they conflict with potential development.

Nikunen stated that the market study does not list Shakopee as competition. Dahnert stated that the surrounding market with other hotels must have some impact on this project due to the availability. It is tough to attract a hotel developer that is nationally recognized and will build in a smaller community.

Niknens stated that one question from EDA to City Council may be if a Hotel is not the goal, who or what should that property be marketed for. EDA members agreed to that as a point of discussion.

Dahnert asked about the future of the Renaissance festival. Nikunen stated that there is no word yet, but they were granted an extension.

Dahnert asked if there more that the City can do from an entertainment standpoint and ride the coattails of the surrounding communities? The City is within the area of surrounding communities that have many attractions.

Nikunen stated that the River South marketing effort could be worthy, the City could join on behalf of the Candy store. Dahnert pointed out Roet's as another possible attraction.

Nikunen noted that staff has heard back from only several developers but will have to keep marketing the property. The EDA needs to bring this up with the City Council so that the goals are shared.

Jabs asked if the Council can outline their demands for the hotel concept so that there will be agreement on what will be accepted. If a real fish is on the hook, the City should throw them some bait.

Dahnert agreed and stated that the EDA needs patience, there will not be one magical project but there will be positive momentum that builds.

## 6.0 MANAGEMENT REPORT

### A. General Management Updates

Nikunen stated that Caribou is looking good crews are working very fast.

The Mexican restaurant and coffee shop is looking good. They have most of their permits submitted and under review. The council talked about a church moving into the brewery, which could complicate issues on that site

Nikunen gave updates on construction work planned by MNDOT. The City could partner with Bobby and Steve's to allow them to pay for Kimley Horn to do the work to do floodplain modeling and ponding studies. The City is working to keep both lots open, but may not be able to due to ponding needs. The City should have a final interchange design by next Spring. Jordan has funding applications in for federal funding and could receive FHWA grants to give \$25 million for the interchange. The City has met with other agencies and elected officials to get additional grant funding.

The City will be hosting a MNDOT meeting for work on 21 on Wednesday. The City will have to work on Shop Local Campaigns in order to support businesses during construction.

Sandey asked when MnDOT is building a facility in the City. Nikunen responded that they are bonding this year, it will be a big building permit as an \$11.5 million project.

Schuh asked if there a formal submittal for the pieper property. Nikunen responded that the developer appears to be waiting to confirm with builders before moving to submit.

Jabs asked if there were there any thoughts about neighborhood commercial in the development? this would allow businesses to be spread around the City and allow residents easier access to neighborhood businesses. Nikunen noted that the existing home on the corner may be a good candidate for a future commercial property

B. Next Meeting- October 15, 2019

7.0 CITY COUNCIL MEMBER UPDATE

Jabs asked for an explanation of Single-Family home data that Fuerst prepared for the EDA.

Dahnert repeated that the City needs to get some of this data out there to celebrate the victory.

Thill agreed and stated that the City needs to pat itself on the back publicly.

Dahnert stated that the City could easily spend \$15 on facebook promotion, have interns produce infographic of the month, do a positive information with graphics that could also be shared in the City newsletter and in the Paper.

Nikunen updated EDA members on the City's efforts to grow EMT service.

8.0 COMMISSIONER MEMBER REPORT

Dahnert updated EDA on School meeting at Bridle Creek.

Nikunen updated the EDA on the CDA project

Schuh inquired on the Welcome to Jordan sign. Fuerst responded that the property owner has been removing the sign.

Nikunen gave an updated on the downtown window cling idea. Staff reached out but property owners are not interested.

9.0 ADJOURNMENT

**Motion by Schuh, second by Velishek, to adjourn. Vote all ayes. Motion approved. Meeting adjourned at 8:38 p.m.**

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Tanya Velishek, Mayor

ATTEST:

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Tom Nikunen  
City Administrator